

**MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, NOVEMBER 2, 2023, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR**

Board Members Present:

Farrah Newman, Mick McCue, Joe Garrison (Chairman), John McLaughlin, David McLean, Ray Daly, Guy McGraw

Board Members Absent:

Tucker McKenzie, Ron Jackson

Staff Present:

Debra Ensminger, Planning Director; Stephanie Cormack, Admin Officer; Danielle Orloff, Senior Planner; Tron Ross, Associate County Attorney

CALL TO ORDER

Chairman Joe Garrison called the meeting to order at 6:00 pm.

INVOCATION

Vice-chair David McLean offered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Joe Garrison led the pledge of allegiance.

MISSION STATEMENT

Board member Ray Daly read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF ABSTENTIONS

There were no abstentions.

APPROVAL OF THE CONSENT AGENDA

A. Approval of Minutes of October 5, 2023, Regular Meeting

Board member Mick McCue made a motion for approval of the consent agenda. Board member John McLaughlin seconded the motion and the motion passed unanimously 6-0 (Guy McGraw was not present for motion).

Chairman Joe Garrison closed the meeting as the Planning Board and opened the meeting acting as the Watershed Review Board.

PUBLIC HEARING

Public Hearing #1 – Special Non-residential Intensity Allocation (SNIA) Request (“Tractor Supply Company” – 4020 NC 73 Hwy) – **Danielle Orloff**

Ms. Orloff went over the items within the packet, mentioning the submitted site plan meets all of the mandated requirements per the County’s Unified Development Ordinance.

Ms. Orloff concluded her report and stated that the applicant is in attendance. She asked the Board if there were any questions for her.

Board member Mick McCue inquired if there would be an additional stamped Engineer letter submitted and state approvals.

Ms. Orloff explained there would not be any additional stamped Engineer letter submittal and the applicant would need to obtain state approval to move forward and submit to the county before any building permits can be issued.

With no further questions from the board, Chairman Garrison opened the public hearing.

The following signed up to speak during the public hearing.

- James Branch Smith; applicant representative

Mr. Smith explained to the board the plans and permits have been submitted to the NC Department of Environmental Quality for review. Their review would take a few months.

Board Member Mick McCue inquired about the amount of acreage that is allocatable through the SNIA process, asking if there are “years” worth of impervious surface that is allocatable.

Ms. Orloff confirmed. She added that the SNIA spreadsheet is up to date.

With no further questions or comments Chairman Garrison closed the public hearing.

Board member Mick McCue made a motion to Approve the Special Non-residential Intensity Allocation (SNIA) to increase the maximum built upon area to 51% on four adjacent properties known as ParID 00020642, 00021818, owned by Southern Gold and Land LLC and ParID

20220140 and 20220139, owned by James D Williams. The motion was seconded by Board member Ray Daly; the motion passed 7-0.

Chairman Garrison adjourned the meeting as Watershed Review Board and reconvened the meeting as the Planning Board.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger reminded the board of the December 7, 2023, meeting.

BOARD COMMENT PERIOD

No comments from the board.

ADJOURNMENT

With no further comments Vice-chair David McLean made a motion to adjourn the meeting. The motion was seconded by Board member John McLaughlin, the motion passed unanimously 7-0. The meeting was adjourned at 6:13 p.m.

Respectfully submitted by,

Stephanie Cormack